

## MEMORANDUM

**DATE:** August 26, 2015

**TO:** City of Issaquah

**FROM:** Jeff Schramm  
TENW

**SUBJECT:** Riva Townhomes  
Traffic Scoping  
TENW Project No. 5117

This memorandum documents the preliminary traffic information for the proposed Riva Townhomes residential development for the purpose of establishing a scope of work for the Traffic Impact Analysis (TIA).

### Project Description

The proposed Riva Townhomes development site is located on the north side of Newport Way NW and west of SR 900 as shown in the **Attachment A** vicinity map. The preliminary site plan includes 33 townhomes on a site that is currently vacant. Vehicle access to the site would be provided via two new driveways on Newport Way NW; one directly aligned with NW Oakcrest Drive and the other approximately 550 feet to the east on Newport Way NW. Full project buildout is anticipated to be 2017/2018. A preliminary project site plan is provided in **Attachment B**.

### Trip Generation Estimates

The trip generation estimate for the proposed Riva Townhomes development was based on trip rates included in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 9<sup>th</sup> edition for Land Use Code (LUC) 230 (Residential Condominium/Townhouse). The resulting weekday daily, AM, and PM peak hour trip generation associated with the proposed project is summarized in **Table 1**.

**Table 1**  
**Trip Generation Summary – Riva Townhomes (33 units)**

Time Period	ITE Trip Rate	New Vehicle Trips Generated		
		In	Out	Total
Weekday Daily	5.81	96	96	192
Weekday AM Peak Hour	0.44	3	12	15
Weekday PM Peak Hour	0.52	11	6	17

As shown in **Table 1**, the proposed Riva Townhomes project is estimated to generate 192 new weekday daily trips, with 15 new trips occurring during the weekday AM peak hour (3 in, 12 out) and 17 during the weekday PM peak (11 in, 6 out).

## Transportation Concurrency

The information provided in this memo will also be used for the concurrency application. A concurrency application and fee will be submitted separately.

## Traffic Scoping

Consistent with City TIA Guidelines, and other developments along Newport Way, we anticipate that the scope of work for the TIA will be limited to the site access on Newport Way, and will need to address frontage requirements, turn lane evaluation, driveway LOS and queues, as well as sight distance evaluation.

If there is additional analysis required, we look forward to hearing from you to confirm the scope of work for the TIA.

You can reach me at 425-250-0581 or [schramm@tenw.com](mailto:schramm@tenw.com).

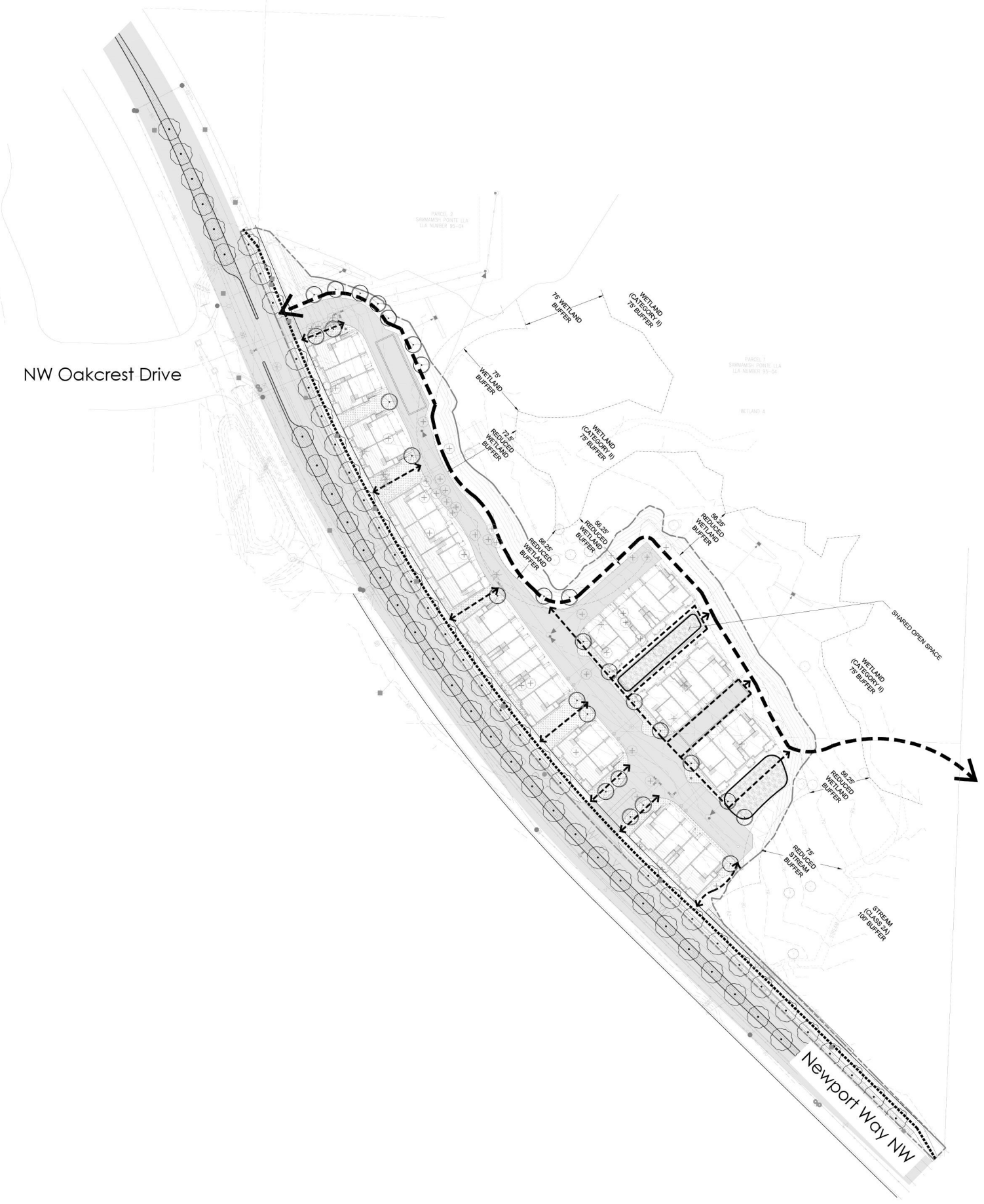
cc: Aron Golden – Conner Homes  
Stacia Bloom – Core Design Inc.  
Jeff Haynie, P.E. - TENW  
Chris Bicket, P.E. - TENW

Attachments: A. Site Vicinity Map  
B. Preliminary Site Plan









NW Oakcrest Drive

Newport Way NW